



***Environmental
Planning
Commission***

***Agenda Number: 5
Project Number: 1008173
Case Number(s): 10EPC-40009
March 11, 2010***

Staff Report

<i>Agent</i>	City of Albuquerque Planning Dept.
<i>Applicant</i>	City of Albuquerque City Council
<i>Request(s)</i>	Text Amendment to the Zoning Code, Barelás Sector Development Plan
<i>Location</i>	Generally between Alcalde Place and Coal Avenue on the north, Commercial Street on the east, Avenida Cesar Chavez on the south, and the Albuquerque Riverside Drain on the west
<i>Existing Zoning</i>	N/A
<i>Proposed Zoning</i>	N/A

Staff Recommendation

DEFERRAL of 10EPC 40009 for 30 days.

Staff Planner

Randall Falkner, Planner

Summary of Analysis

This is a request to amend the text of the Barelás Sector Development Plan (BSDP) by adding a section to specifically allow for certain pre-existing non-compliant walls, fences, carports, and porches. Adoption of this amendment to the BSDP would designate these structures as approved uses without the requirement for a special exception. The request is intended to provide relief to property owners whose existing front and side yard walls, fences, carports, and porches are not in compliance with Zoning Code regulations. The structures that are out of compliance are widespread throughout the BSDP. The request was submitted by the City Council per Bill No. R-10-31.

Location Map (3" x 3")